



City of Carmel

Carmel Board of Zoning Appeals Hearing Officer Monday, November 27, 2006

The meeting was held at 5:45 PM in the Caucus Rooms of City Hall, Carmel, Indiana on Monday, November 27, 2006. The Hearing Officer was Leo Dierckman.

Department of Community Services Staff in attendance was Angie Conn. John Molitor, Legal Counsel, was also present.

D. Public Hearing

1d. Carolina Commons, Sec 1, Lot 22 - Hurley Residence

The applicant seeks the following development standards variance approval for a garage:

Docket No. 06100021 V Chapter 6.04.03.A side yard setback

The site is located at 10849 Wilmington Dr. and is zoned S-2/Residence.

Filed by Michael Hurley.

Present for the Petitioner: Michael Hurley. He had purchased the home four months ago in foreclosure. He subsequently determined that the garage did not have a certificate of occupancy. There was a violation of the building setback when the garage was built three years ago. It is approximately 3.8 feet into the 10-foot setback.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. She confirmed the variance request is for 3.8 feet and the Department is in favor of approving the docket.

Mr. Dierckman **APPROVED Docket No. 06100021 V** for side yard setback.

2d. Goodwill - Signage

The applicant seeks the following development standards variance approval:

Docket No. 06100027 V Section 25.07.02-09.B number of signs

The site is located at 1122 Keystone Way and is zoned B-8/Business.

Filed by Brad Barnes for Barnes Investment.

Present for the Petitioner: Brad Barnes. The building is the old Sears Hardware Store. They have built a drive-thru with a canopy for donations. They need this 20-inch tall sign to designate the drop-off

location. A rendering of the sign was shown. It will match the other signs.

Mr. Dierckman felt this was a phenomenal use for the property and Goodwill.

Mr. Barnes stated that Goodwill was extremely excited. He had been disappointed with the Sears Hardware concept.

Members of the public were invited to speak in favor or opposition to the petition; no one appeared.

The Public Hearing was closed.

Mrs. Conn gave the Department Report. Basically the donation sign will serve more as a directional sign and the Department was in favor of petition.

Mr. Dierckman **APPROVED Docket No. 06100027 V** for number of signs.

Discussion followed regarding the other businesses in the center. One of the tenants will be changing in the near future.

E. Old Business

There was no Old Business.

F. New Business

There was no New Business.

G. Adjournment

The meeting was adjourned at 5:52 PM.

Leo Dierckman, Hearing Officer

Connie Tingley, Secretary